

BLOCK 8 LOT 10
IN OR 1765/523
WOODLAND ESTATES UNIT 2

SZAKACSI EDWARD M & JILL E
43239 PINWOOD CT
CALLAHAN, FL 32011

2023

16-1N-25-2912-0008-0100



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	08 WD ON PLY 50
Exterior Wall	19 COMMON BRK 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC 8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	110,530
FGR	480	55	264	23,685
FOP	144	30	43	3,858
FUS	616	100	616	55,265
PTO	280	5	14	1,256

TOTALS	2,752	2,169	194,595
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	2,862.00	SF	4.00	4.00
3	0510	GARAGE WD-	0 100	28	36	1,008.00	SF	35.00	35.00
4	0861	POOL GUNIT	0 100	0	0	250.00	SF	85.00	85.00
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
6	0855	CONC PAVER	0 100	0	0	596.00	SF	10.00	10.00
7	0910	SCRN RM L	0 100	32	27	864.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	11/25/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,169	105.2961	125.04	271,212	1978	1983	0	0	28.25	71.75
1 SNGL FAM - 100% - 2012 Heated Area: 1848 HX Base Yr 2012											
43239 PINWOOD CT, CALLAHAN											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/23/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
44,139											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		194,595	
TOTAL MARKET OB/XF VALUE		44,139	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		288,734	
SOH/AGL Deduction		139,039	
ASSESSED VALUE		149,695	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		99,695	
TOTAL JUST VALUE		288,734	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		216,326	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327790	NEW CONSTR	16,824	10/01/2013
B1327493	SWIM POOL	36,220	07/01/2013
R960502	REPAIR/RRF	3,500	08/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1765/0523	11/07/2011	WD U	I	I	11
GRANTOR: CITIBANK N A TRUSTEE					
GRANTEE: SZAKACSI EDWARD M &					
1721/0263	1/24/2011	CT U	I	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: CITIBANK N A TRUSTE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W20 BAS=[YR=1993] W6 PTO=[YR=1993] N10 W28 S10 E28\$ W38 S28 E13 FOP=[YR=1993] S8 E18 N8 W18\$ E31 N28\$ S24 E20 N24\$ PTR=E15 FUS=[YR=1993] E44 S14 W44 N14\$ W15\$.									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common:	50,000	PRINTED 08/02/2023 BY SYS
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